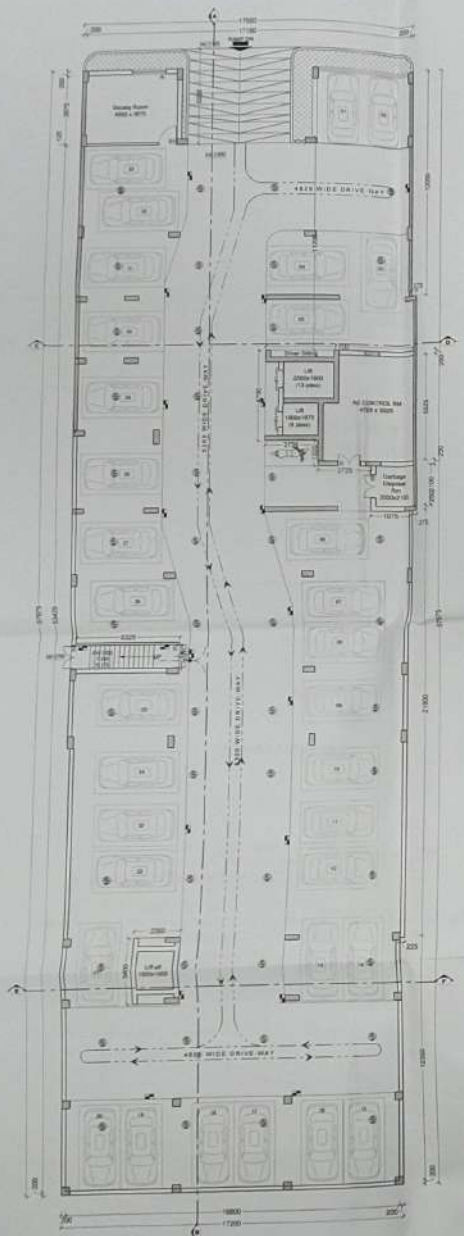
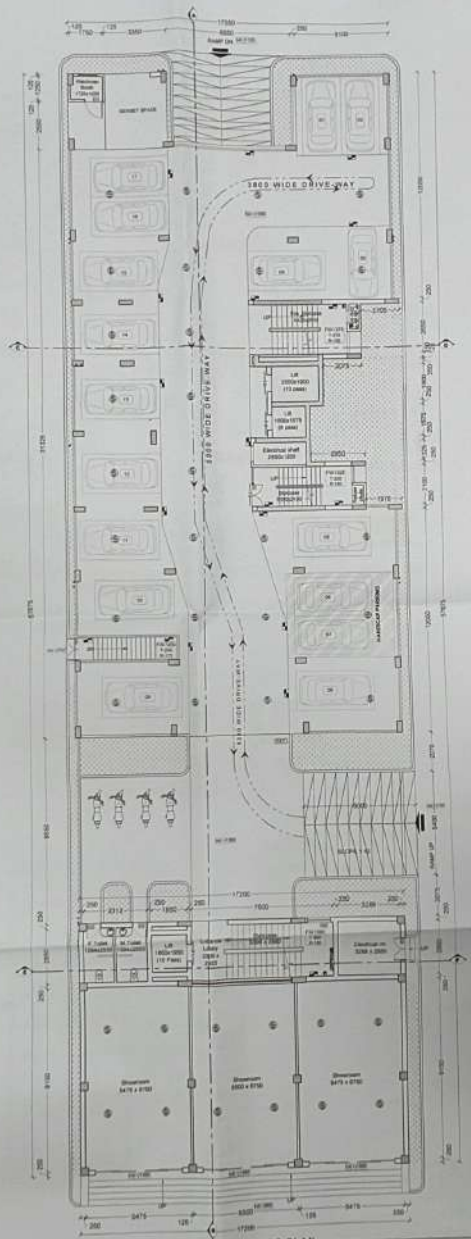
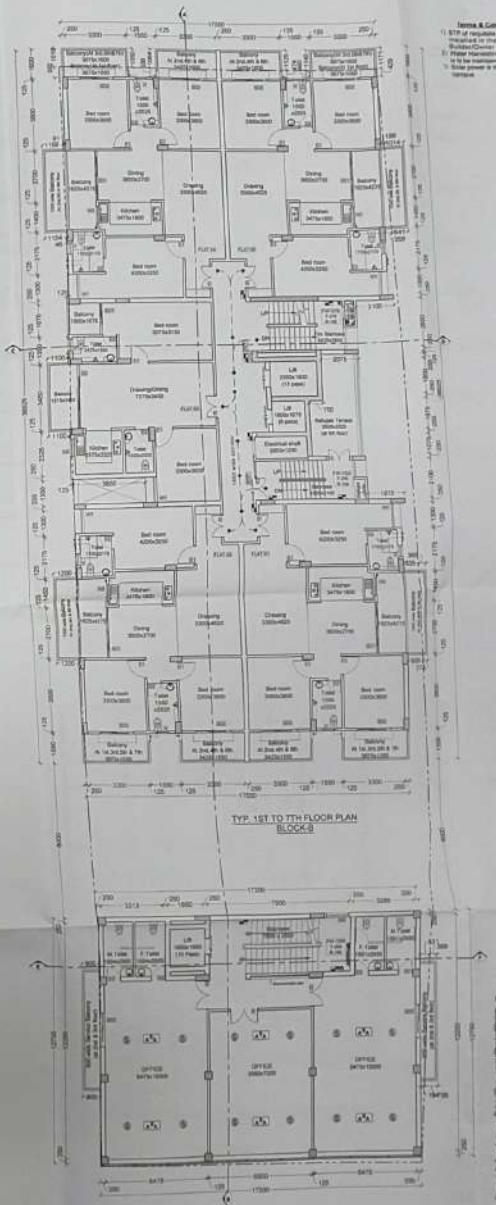


BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



TYP. 1ST TO 7TH FLOOR PLAN
BLOCK-B

TYP. 1ST,2ND & 3RD FLOOR PLAN
BLOCK-A

Terms & Conditions:-

1) STP of requisite capacity is to be installed in the campus by the Builder/Owner.
2) Water Harvesting and Green are, is to be maintained in the premises
3) Solar power is to be installed in G+ rooftops

FOR HIGH RISE COMMERCIAL CUM RESIDENTIAL BUILDING HEIGHT MORE THAN 21M & UPTO 28 M

OPENING SCHEDULE

Type	Width	Height	Sill	Lintel	Description
D	1200	2100	—	2100	Double Door Steel Door
D+	975	2100	—	2100	Door Steel Door
D1	750	2100	—	2100	Door Steel Door
SD	2250	2550	—	2550	Sliding Door Aluminium Glazing
SD+	2700	2550	—	2550	Sliding Door Aluminium Glazing
SD1	1800	2550	—	2550	Sliding Door Aluminium Glazing
W	1800	1400	900	2300	Double Shutter Metal Glazing Window
W1	1200	1400	900	2300	Double Shutter Sliding Window
W2	900	1400	1000	2300	Double Shutter Sliding Window
V	600	600	1800	2550	Ventilator

DETAIL OF BUILDING :-

NAME OF BUILDING COMPLEX :- KISMIS
COMPRISING OF
RESIDENTIAL TOWER:- KISMIS HEIGHTS AND
COMMERCIAL TOWER:- KISMIS PLATINUM

NAME OF THE OWNER :-

SMT. KANCHAN
S/O- LATE BISHWANATH PRASAD TRIVEDI

NAME OF THE DEVELOPER & ADDRESS :-

APNA AWAS CONSTRUCTION PVT LTD.
MANAGING DIRECTOR- SRI JITENDRA KUMAR SINGH,
S/O- SRI RUP NARAIN SINGH,
ADDRESS :-201,SUNGHRAM ENCLAVE,
KITAB BHANDAR LANE,
NORTH G.P. PURI
PATNA-800015

PLOT DETAIL :-

SURVEY PLOT NO. :- 3033 & 3034
KHATA NO. :- 2071, THANA NO. :- 21 Thanna CODE :- 101,
PMC WARD NO.- 01, ZONE :- I
MAUZA :- DIGHA, MOHALLA :- DIGHA,
POLICE STATION :- DIGHA, DISTRICT- PATNA

BOUNDARY DETAIL :-

NORTH :-PATNA SIGHWI ROAD(HIGHWAY RAJPATH)
SOUTH :- 12 FEET WIDE BRANCH ROAD
EAST :- RAMADHARSOOP BABU HAL KHARIDAR
WEST :- RAM KRISHNA VISHWAKARMA HAL KHARIDAR

SHEET DETAIL :-

(1) BASEMENT FLOOR PAN
(2) GROUND FLOOR PLAN
(3) BLOCK-B TYPICAL 1ST-7TH FLOOR PLAN
(4) BLOCK-A TYPICAL 1ST,2ND FLOOR PLAN

SHEET NO.	SCALE.	NORTH.
PMC -02 / 04	1 : 100	

APNA AWAS CONSTRUCTION PVT. LTD.
MANAGING DIRECTOR

SIGNATURE OF DEVELOPER

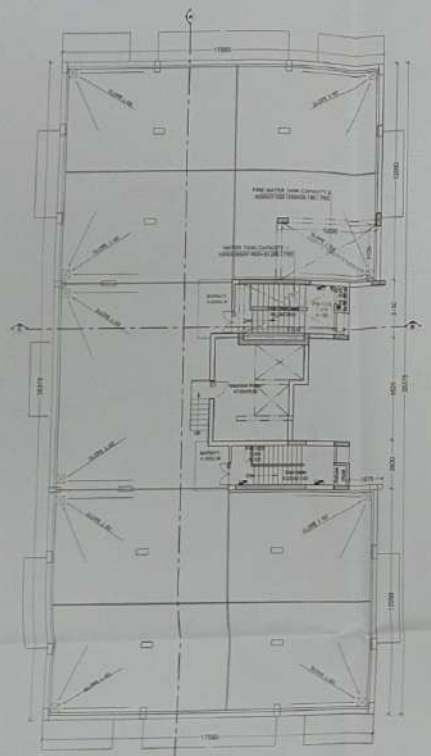
SIGNATURE OF STRUCTURAL ENGINEER

MADHU SHRUTI
Reg.C. EMP. No.- AR/2015
L.S.A. TECH. No.- LA/AR/1996

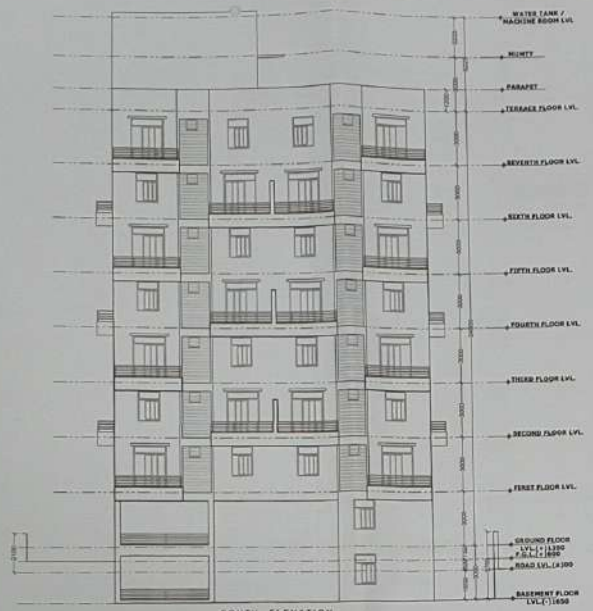
SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (PRDA/MRD)
PLOT/Khata/Thana/Mauza/Ward No.-3033 & 3034 / 2071 / 21 / Digha / 01
Case No.-
Sanction of Plan Accorded under Section
313, 319 & 321 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on
Date :- 06/11/2024

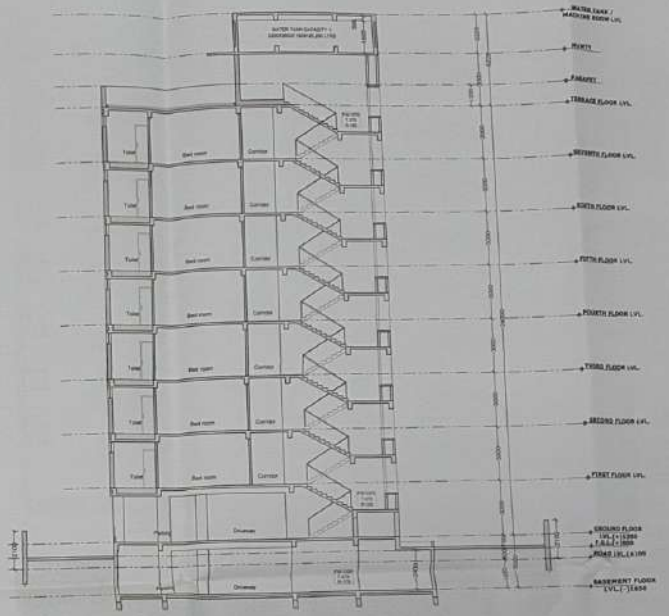
SANCTION OF PLAN ACCORDED



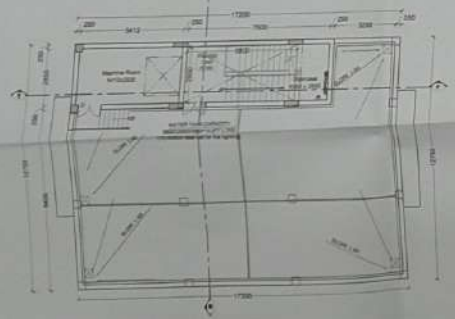
TERRACE FLOOR PLAN



SOUTH ELEVATION
BLOCK-B

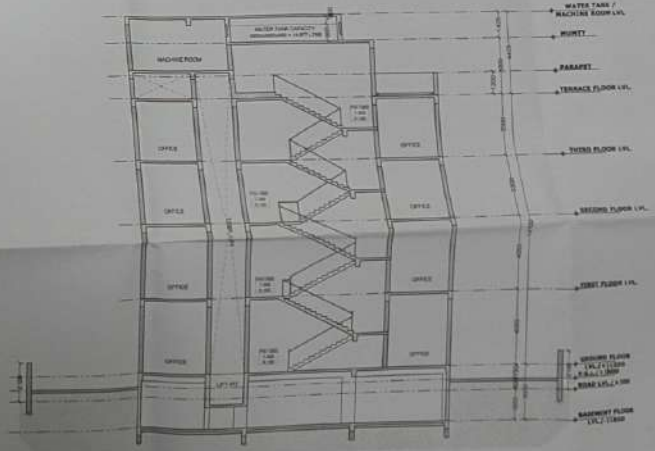


SECTION-CD
BLOCK-B



TERRACE FLOOR PLAN

NORTH ELEVATION
BLOCK-A



SECTION-EF
BLOCK-A

Terms & Conditions :-

1) STP of requisite capacity is to be
installed in the campus by the
Builder/Owner/s.

2) Water harvesting and Green area
is to be maintained in the premises.

3) Solar panels is to be installed in the
campus.

FOR HIGH RISE COMMERCIAL CUM RESIDENTIAL
BUILDING HEIGHT MORE THAN 21M & UPTO 28 M.

DETAIL OF BUILDING :-

NAME OF BUILDING COMPLEX : ASSMAN
COMPRISING OF
RESIDENTIAL TOWER : ASSMAN HEIGHTS ARE
COMMERCIAL TOWER : ASSMAN PLATINUM

NAME OF THE OWNER :-

SMT NANDANI
D/O- LATE BIBHRAMATH PRASAD TRIVEDI

NAME OF THE DEVELOPER & ADDRESS :-

APNA AWAS CONSTRUCTION PVT LTD.
MANAGING DIRECTOR- SRI JITENDRA KUMAR SINGH
S/O- SRI RUP NARAIN SINGH
ADDRESS-3RD SUNDARAM ENCLAVE,
AITAM BHAWAN LANE,
NORTH S.K. PURI
PATNA-800013

PLOT DETAIL :-

SURVEY PLOT NO. : 3626 & 3634
KHATA NO. : 3071, THANA NO. : 01, THANA CODE : 001
PMC WARD NO. : 01, ZONE : 1
MAUZA : SIKNA, MOUZA # : SIKNA
POLICE STATION : SIKNA, DISTRICT- PATNA

BOUNDARY DETAIL :-

NORTH- PATNA SIKNA ROKHAGHAR RAJPATH
SOUTH- 13 FEET WIDE BRANCH ROAD
EAST- RAMSWAROOP DAS HNL KHARIDAR
WEST- RAM KRISHNA VISHWAKARMA HNL KHARIDAR

SHEET DETAIL :-

(1) TERRACE FLOOR PLAN
(2) SOUTH ELEVATION
(3) NORTH ELEVATION
(4) SECTION C - D & SECTION E - F

SHEET NO.	SCALE	NORTH
PMC-03/34	1 : 100	

SIGNATURE OF DEVELOPER

SIGNATURE OF STRUCTURAL ENGINEER

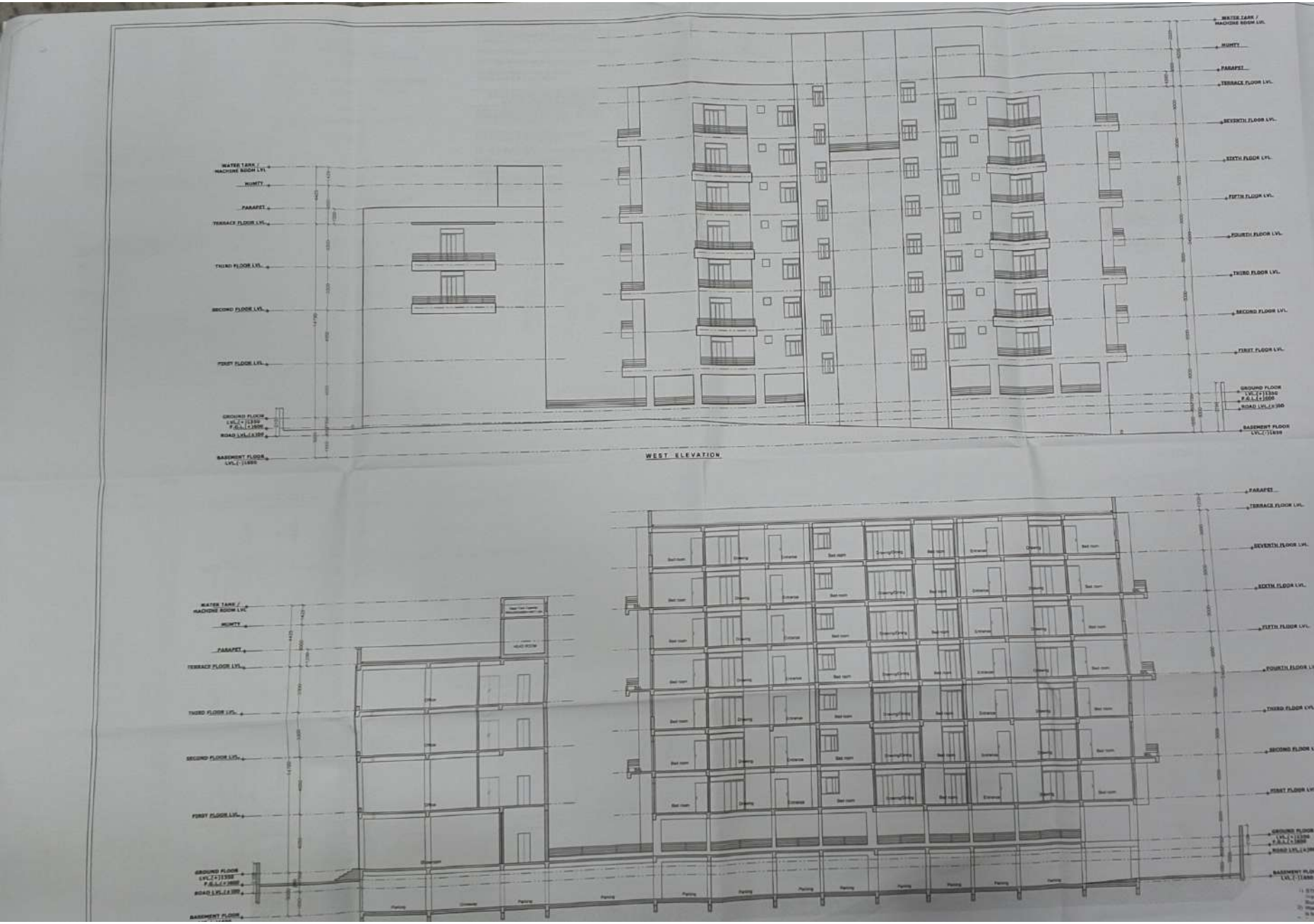
SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION

Sanction of Plan Accorded under Section
215, 216 & 217 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna in

Date

SANCTION OF PLAN ACCORDED


WATER TANK / MACHINE ROOM LVL
MUMTY
PARAPET
TERRACE FLOOR LVL
SEVENTH FLOOR LVL
SIXTH FLOOR LVL
FIFTH FLOOR LVL
FOURTH FLOOR LVL
THIRD FLOOR LVL
SECOND FLOOR LVL
FIRST FLOOR LVL
GROUND FLOOR LVL.(+)1350
P.G.L.(+)600
ROAD LVL.(+)300
BASEMENT FLOOR LVL.(-)1650
WEST ELEVATION
Terms & Conditions:
PATNA MUNICIPAL CORPORATION
Sanction of Plan Accorded under Section
SIGNATURE OF DEVELOPER
SIGNATURE OF STRUCTURAL ENGINEER
SIGNATURE OF ARCHITECT
SANCTION OF PLAN ACCORDED

F A R CALCULATION

B/U AREA	COMMERCIAL BLOCK-A	RESIDENTIAL BLOCK-B
BASEMENT FLOOR	1,07,780. ft	1,11,156. sft.
GROUND FLOOR	1,05,291 SQ. ft	57,141 SQ. ft
FIRST FLOOR	83,547 SQ. ft	54,511 SQ. ft
SECOND FLOOR	1,00,231 SQ. ft	63,145 SQ. ft
THIRD FLOOR	1,04,681 SQ. ft	3,16,710 SQ. ft
FOURTH FLOOR	------	63,145 SQ. ft
FIFTH FLOOR	------	3,16,710 SQ. ft
SIXTH FLOOR	------	3,01,182 SQ. ft
SEVENTH FLOOR	------	3,16,710 SQ. ft
TOTAL B/U AREA	6,05,31 SQ. ft	11,64,17 SQ. ft
GRAND TOTAL	18,03,50 SQ. ft	

TOTAL PLOT AREA AS/DEED = 2843.40 SQ.M
TOTAL PLOT AREA AS/SITE = 3043.46 SQ.M

FOR FAR CALCULATION:-
AREA LEFT FOR ROAD WIDENING FOR A 60 M WIDE ROAD = 22.34 SQ.M
NET PLOT AREA = 2843.40 (22.78 + 2821.51 SQ.M
GROSS TOTAL B/U AREA = 2843.46 SQ.M
F.A.R = 18,03.50 / 2843.46 = 6.34

NET PLOT AREA:-
AREA LEFT FOR ROAD WIDENING VIDE MASTER PLAN 2031 FOR 30.00 M WIDE ROAD = 71.31 SQ.M.
AREA LEFT FOR ROAD WIDENING FOR A 60 M WIDE ROAD = 22.34 SQ.M
NET PLOT AREA = 2843.40 -(71.31 - 22.34) = 2843.40 SQ.M

SETBACK DETAILS

FOR RESIDENTIAL CUM COMMERICAL BUILDING
NOSE THAN 21M AND UPTO 28M IN HT.

AS PER BY-LAWS
FRONT SETBACK=8.0M
REAR SETBACK =5.0M
SIDE SETBACKS =5.0M

PROVIDED SETBACKS
FRONT SETBACK=8.0M
REAR SETBACK =5.0M
& SIDE SETBACKS =5.0M

PARKING CALCULATION

DEDUCTED 15% OF RESIDENTIAL B/U AREA = 3535.38 SQ.M
DEDUCTED 15% OF COMMERCIAL B/U AREA = 734.65 SQ.M
25 % OF RESIDENTIAL B/U AREA = 0.25 X 3535.38 = 883.85 SQ.M
33 % OF COMMERCIAL B/U AREA = 0.33 X 734.65 = 257.13 SQ.M
TOTAL REQUIRED PARKING AREA = 1140.98 SQ.M.

TOTAL PARKING AREA IN BASEMENT FLOOR = 880.25 SQ. M
TOTAL PARKING AREA ON GROUND FLOOR = 629.38 SQ. M

TOTAL PROVIDED PARKING AREA = 1509.63 SQ. M

POPULATION DENSITY CALCULATION

COMMERCIAL
TOTAL B/U AREA=884.30 SQ.M
TOTAL CARPET AREA=884.30/2 = 433.313 SQ.M
TAKING DENSITY OF 6SQ.M PER PERSON= 433.15/ 6
= 72.03= 73 PERSON

TOTAL NO. OF PERSONS : 73 PERSON

RESIDENTIAL
NO. OF RESIDENTIAL FLATS ON 1ST - 7TH FLOOR = 5(EACH)

TOTAL NO. OF RESIDENTIAL FLATS ON 1ST TO 7TH FLOOR
= (5 X 7)= 35 FLATS

CONSIDERING EACH FLAT HAVING 5 PERSONS

TOTAL NO. OF PERSONS OCCUPYING FLATS = (35 X 5)
= 175 PERSONS

GRAND TOTAL NO. OF PERSON =248 PERSONS

SEPTIC TANK CALCULATION

TOTAL NO OF PERSONS ON ALL THE FLOORS = 248
1 PERSON NEED 0.085 CUM CAPACITY OF SEPTIC TANK

TOTAL PERSONS NEED = 248 X 0.085 = 21.08 CU. M (REQ.)

TOTAL REQ. SEPTIC TANK OF SIZE = 21.08 CU.M

PROVIDED SEPTIC TANK OF SIZE
= 3.0 x 2.0 x 3.2 = 22.4 CU. M

RAINWATER HARVESTING SUMP CALCULATION

BLOCK-A TERRACE FLOOR MAX. AREA = 221.50 sqm
BLOCK-B TERRACE FLOOR MAX. AREA = 581.45 sqm
TOTAL TERRACE FLOOR AREA = 802.95 m

RAIN WATER HARVESTING SUMP REQ. 5 CUM FOR
EVERY 100 SQM. OF TERRACE AREA.

SO, TOTAL REQ. CAPACITY OF SUMP = 800 x 5.00 = 40.30 CUM.

AS PER N.B.C. 80,000 LTRS RESERVED FOR FIRE FIGHTING.

PROVIDE
(1) TANK SIZE = 5.0x3.0x3.0 =54 CUM.
(2) TRENCH VOLUME (0.50m (deep) & 0.45 m wide) = 44.78 cum
TOTAL VOLUME OF SUMP = 98.79 CUM.

GREEN AREA CALCULATION

REQUIRED GREEN AREA = 10% OF TOTAL PLOT AREA
= B.U X 1848.75
= 184.87 SQ. M

PROVIDED GREEN AREA ON F.G.Lvl =190.36 SQ.M
PROVIDED GREEN AREA ON TERRACE Lvl =24.14 SQ.M

TOTAL PROVIDED GRSEA AREA =214.5 SQ.M

EMERGENCY EVACUATION ASSEMBLY AREA CALCULATION

AREA REQUIRED FOR 1 PERSON TO STAND = 0.5(FLAT OR 0.3 SQ.M
AREA REQUIRED FOR 1 PERSON TO STAND =0.3 SQ.M

AREA REQUIRED FOR 1 PERSON TO STAND = 0.5(FLAT OR 0.3 SQ.M
AREA REQUIRED FOR 248 PERSON TO STAND =40 SQ.M

TOTAL REQUIRED AREA=25.20 SQ.M

PROVIDED EMERGENCY EVACUATION ASSEMBLY AREA = 57.81 SQ.M
TOTAL PROVIDED = 81.81 SQ.M

WATER TANK CALCULATION

ACCORDING TO N.B.C WATER REQUIREMENT FOR DIFFERENT OCCUPANCIES

TYPE OF OCCUPANCY	WATER REQUIREMENT
COMMERCIAL	45 LTRS/HEAD/DAY
RESIDENTIAL	135 LTRS/HEAD/DAY

COMMERCIAL
TOTAL NO. OF PERSON OCCUPYING THE FLOOR=73 PERSONS
TOTAL WATER REQ. = 73249 = 3285 LTRS
RESERVED FOR FIRE FIGHTING OVERHEAD TANK= 10,000 LTRS
GRAND TOTAL REQUIREMENT =3285+10000=13,285 LTRS

PROVIDED WATER TANK
WATER TANK = 5000 X 3550 X 800(+400 FB)=14,877 LTRS
(10,000LTRS RESERVED FOR FIRE FIGHTING)

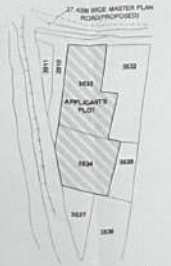
RESIDENTIAL
TOTAL NO. OF PERSONS OCCUPYING FLATS = 175 PERSONS
TOTAL WATER REQ. (RESIDENTIAL) = 175 X 135
=23,625 LTRS.
RESERVED FOR FIRE FIGHTING OVERHEAD TANK= 25,000 LTRS
GRAND TOTAL REQUIREMENT = 23625+25000 = 48,625 LTRS.

PROVIDED WATER TANK
WATER TANK 1 = 5300 X 2650 X 1800 (+300 FB)=23,280 LTRS.
WATER TANK 2 = 5300 X 3125 X 1550 (+300 FB)=25,187 LTRS.
(10,000LTRS RESERVED FOR FIRE FIGHTING)

TOTAL WATER TANK CAPACITY PROVIDED =50,467 LTRS

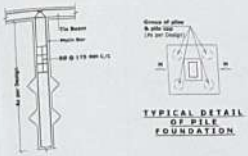
FIRE FIGHTING LEGEND

Symbol	Description
	CO2 / DCP Fire Extinguisher
	Hose Reel
S	Sprinkler
	Automatic Smoke detector Alarm
	down corner
	Wet Riser
B	Fire Alarm Bell
F.D	Fire Resistant Door
	Fire Alarm Call Point
	Fire Escape Route
	Semac connection for Fire Brigade
Over Head Water Tanks	capacity 10,000 litres(block-A) capacity 25,000 litres(block-B)
EXIT	Fire Exit
	Water Pump for terrace tank
Underground Water Tank	capacity 50,000 litres
	Emergency Light



KEY PLAN
NOT TO SCALE

LOCATION MAP
NOT TO SCALE



FOR HIGH RISE COMMERCIAL CUM RESIDENTIAL BUILDING HEIGHT MORE THAN 21M & UPTO 28 M

LEGEND

- 100 mm Dia Soil Waste Pipe
- 100 mm Dia Wastewater Pipe
- 100 mm Dia Rainwater Pipe
- 63 mm Dia Supplymeter Pipe

DETAIL OF BUILDING :-

NAME OF BUILDING COMPLEX :- KOSMOS
COMPRISING OF:-
RESIDENTIAL TOWER - KOSMOS HEIGHTS-A&B
COMMERCIAL TOWER - KOSMOS PLATINUM

NAME OF THE OWNER :-

SMT KANCHAN
D/O LATE BISHWANATH PRASAD TRIVEDI

NAME OF THE DEVELOPER & ADDRESS

APNA AWAS CONSTRUCTION PVT LTD.
MANAGING DIRECTOR- SRI JITENDRA KUMAR SINGH
S/O- SRI RUP NARAIN SINGH
ADDRESS:-501 SUNDARAM ENCLAVE,
KOTLAB BHAWAN LANE,
NORTH S.K. PURI
PATNA-800013

PLOT DETAIL

SURVEY PLOT NO. - 3633 & 3634
KHATA NO. - 3011, THANA NO. - 61, THANA CODE -181,
PMC WARD NO.- 01, ZONE - I,
MAUZA- DIGHA, MOHALLA - DIGHA,
POLICE STATION - DIGHA, DISTRICT-PATNA

BOUNDARY DETAIL

NORTH -PATNA DIGHA ROAD(ASHOK RAJPATH)
SOUTH- 10 FEET WIDE BRANCH ROAD
EAST - RAMSHRIKOOP BABU HAL KHARIDAR
WEST - RAM KRISHNA VISHWAKARMA HAL KHARIDAR

SHEET DETAIL

(1) SITE PLAN
(2) LOCATION PLAN
(3) KEY PLAN
(4) FOUNDATION DETAILS
(5) SEPTIC TANK DETAILS
(6) RAINWATER HARVESTING TANK DETAILS
(7) FIRE FIGHTING LEGEND
(8) CALCULATIONS

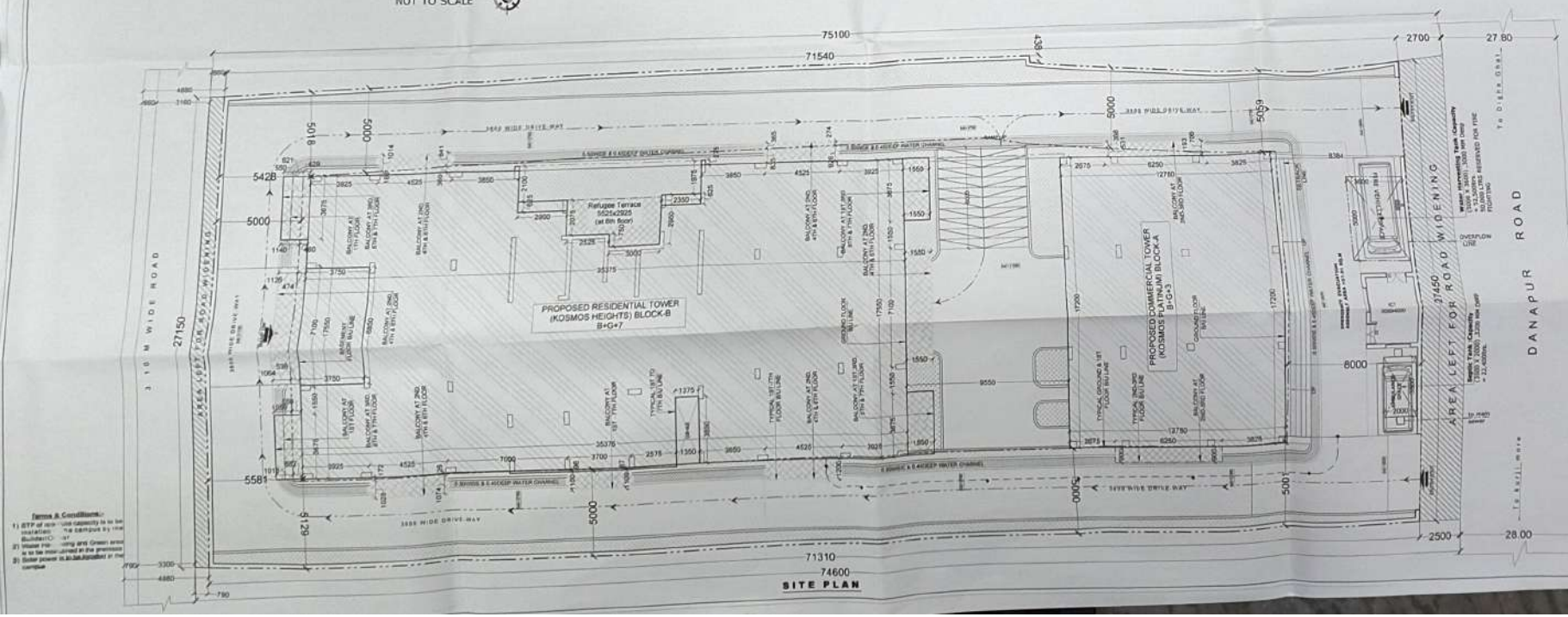
SHEET NO.	SCALE:	NORTH:
PMC-01/04	1 : 100	

APNA AWAS CONSTRUCTION PVT. LTD.
MANAGING DIRECTOR
SIGNATURE OF DEVELOPER

SIGNATURE OF STRUCTURAL ENGINEER

MADHU BHARTI
SIGNATURE OF ARCHITECT

PATNA MUNICIPAL CORPORATION
PATNA REGIONAL DEVELOPMENT AUTHORITY (UNDER NOC)
Sanction of Plan Accorded under Section
315, 316 & 317 of the Bihar Municipal Act 2007
by the Municipal Commissioner, Patna on_____
Date- 06/07/2024
SANCTION OF PLAN ACCORDED



SITE PLAN

Terms & Conditions:-
1) STP of adequate capacity is to be installed in the campus by the Builder/Owner.
2) Water harvesting and Green area is to be maintained in the premises.
3) Solar power is to be provided in the complex.

नेत्वर्क/मोनोटर/भू-स्वामी/सक्षम अधिसूचित/अधिकारी को निर्देश दिया जाता है कि भवन के निर्माण तथा उपयोग में लाने के पूर्व आवासीय/व्यवसायिक कम्पलेक्स में सुरक्षा की दृष्टि से, प्रवेश द्वार पर [illegible] पार्किंग प्रांगण सहित, गेट के बा[illegible] के साथ साथ आन्तरिक महत्वपूर्ण [illegible] C.C.T.V. [illegible] एवं अधिष्ठापन करने [illegible] के सुरक्षण कार्यों के साथ कार्यान्वित किया जाएगा।